

Jim Doyle  
Governor

Celia M. Jackson  
Secretary

**WISCONSIN DEPARTMENT OF  
REGULATION & LICENSING**



1400 E Washington Ave  
PO Box 8935  
Madison WI 53708-8935  
Email: web@drl.state.wi.us  
Voice: 608-266-2112  
FAX: 608-267-0644  
TTY: 608-267-2416

**REAL ESTATE APPRAISERS BOARD SCREENING PANEL  
Room 179A, 1400 East Washington Avenue, Madison, WI  
Contact: Dennie Petersen (608) 267-5224  
Wednesday, May 11, 2005  
8:30 A.M.**

1. Call Open Session to Order
2. Convene to Closed Session to consider discipline (s. 19.85(1)(b), Stats., and to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.
  - a. Screen complaints received from the public against credential holders. The Panel consists of three Board members and Department staff.
3. Reconvene to Open Session
4. Vote on Items Considered or Deliberated Upon In Closed Session
5. Adjournment

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**REAL ESTATE APPRAISERS BOARD  
Room 179A, 1400 East Washington Avenue, Madison, WI  
Contact: Kimberly Nania (608) 261-2393  
Wednesday, May 11, 2005  
9:00 A.M.**

1. **OPEN SESSION -CALL TO ORDER**
  - a. Declaration of Quorum
2. Adoption of Agenda.
3. Approval of Minutes (March 2, 2005)
4. Administrative Report
  - a. Board Roster
  - b. 2005 Meeting Dates
  - c. Summary Reports on Pending Court Cases, Disciplinary Cases and Administrative Rules and Press Releases
  - d. Small Business Review Committee
5. AARO Spring Conference, St. Louis, MO April 9-11, 2005
6. Education, Experience, and Examination Issues
  - a. Report of the REA Education and Experience Advisory Committee meeting of May 10, 2005.
7. Legislation and Administrative Rules
  - a. Review of Revisions to RL 80-87
  - b. Revisions to Ch. RL 87, Code, Appendix 1 (2005 USPAP), effective 5/1/05
8. Practice Issues
9. Appraiser Qualifications Board
  - a. Real Property Appraiser Qualification Criteria, Effective January 1, 2008
    - i. Implementation Proposal for 2008 Criteria – Dr. Barbara Showers
    - ii. AQB Criteria Implementation Seminar April 8, 2005 – Dr. Barbara Showers
    - iii. Executive Summary of the 2008 Real Property Appraiser Qualifications Criteria
    - iv. A Guide for Understanding the 2008 Real Property Appraiser Qualification Criteria
    - v. Frequently Asked Questions about the 2008 Criteria/Terms and Definitions of the New Criteria.
    - vi. Exposure Draft on Interpretations and a Guide Note Applying to the Real Property Appraiser Qualification Criteria
    - vii. Additional AQB Guidance for Criteria Implementation

- viii. Required Core Curriculum Effective January 1, 2008
  - 10. Appraisal Standards Board
    - a. Discussion of Exposure Drafts on Proposed Revisions to USPAP
      - i. Key Features of the 2005 USPAP and Advisory Opinions
      - ii. Questions and Answers on the Scope of Work Project – March 2005
      - iii. Second Exposure Draft to USPAP
    - b. USPAP Q&A March 2005
  - 11. Board Member Activity
  - 12. ASC Issues and Correspondences
    - a. Update on Temporary Practice Fees
    - b. Discussion of State Field Reviews and Contacts
    - c. Review of Correspondence Relating to Examination, Education and Experience Issues
  - 13. Presentation of Proposed Stipulations by Division of Division of Enforcement Including Stipulations Signed After the Mailing of the Agenda
    - i. Michael P. Clover 04 APP 047
    - ii. John P. Zenko 03 APP 038, 04 APP 003, 04 APP 022 & 04 APP 032
    - iii. Jonathan H. Horsfall 04 APP 005
  - 14. Informational matters
  - 15. Visitors' Comments
  - 16. **CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s.19.85 (1) (a), Stats. consider closing disciplinary investigation with administrative warning\_(s. 19.85(1) (b), Stats. and 440.205, Stats. to consider individual histories or disciplinary data (s. 19.85 (1) (f), Stats. and, to confer with legal counsel (s. 19.85(1) (g), Stats.)**
    - a. Monitoring Report or any received after mailing of agenda.
    - b. Case Closings and Case Status Report or any submitted after mailing of agenda.
      - i. 04 APP 044
      - ii. 02 APP 038
      - iii. 02 APP 057
      - iv. 02 APP 035
      - v. 02 APP 054
    - c. Proposed Decision or any submitted after mailing of agenda.
    - d. Deliberations on Proposed Stipulations or any signed after mailing of agenda
      - i. Michael P. Clover 04 APP 047
      - ii. John P. Zenko 03 APP 038, 04 APP 003, 04 APP 022 & 04 APP 032
      - iii. Jonathan H. Horsfall 04 APP 005
    - e. Administrative Warning
    - f. Deliberation on Monitoring Reports, Case Closings, Administrative Warnings, or Disciplinary Actions that may be submitted after Printing of Agenda
    - g. Confer with Legal Counsel
  - 17. **RECONVENE TO OPEN SESSION**
  - 18. Vote on Items Considered or Deliberated Upon in Closed Session, if Voting is Appropriate.
  - 19. Such Other Items as Authorized by Law
- DOE – Signatures for Proposed Stipulations, Orders, and Administrative Warnings.
20. ADJOURNMENT

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MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC UNLESS OTHERWISE NOTED. IF A BOARD ADJOURNS TO CLOSED SESSION, RECONVENES IN OPEN SESSION TO VOTE ON ITEMS CONSIDERED IN CLOSED SESSION, AND DURING VOTING DETERMINES THAT ADDITIONAL DELIBERATIONS ARE NECESSARY FOR VOTING, THE BOARD MAY ADJOURN TO CLOSED SESSION TO CONTINUE DELIBERATIONS AND THEN RECONVENE INTO OPEN SESSION FOR VOTING.

Meetings and hearings may be cancelled without notice. Times listed for meeting items are approximate and depend on the length of discussion and voting. The board may also consider in closed session, stipulations filed after the printing of this notice. Meetings may be confirmed by a telephone call to the listed contact person. Examinations are open only to authorized candidates. Times listed for the commencement of disciplinary hearings may be changed by the examiner for the convenience of the parties. All meetings are held at 1400 East Washington Avenue, Madison, Wisconsin, unless otherwise noted. For a complete copy of the board's agenda, contact the board

listed above. Interpreters for the hearing impaired provided on request. Contact the Affirmative Action Officer, (608) 266-2112.